

## Minutes of the Houston Planning Commission

(A CD/DVD of the full proceedings is on file in the Planning and Development Department)

January 9, 2014  
Meeting to be held in  
Council Chambers, Public Level, City Hall Annex  
2:30 p.m.

### Call to order:

**Chair Mark Kilkenny called the meeting to order at 2:35 p.m. with a quorum present.**

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Arrived at 2:42 p.m. during item II

Keiji Asakura

Absent

Fernando Brave

Kenneth Bohan

Antoine Bryant

Absent

Lisa Clark

Brandon Dudley

Absent

Truman C. Edminster III

James R. Jard

Paul R. Nelson

Linda Porras-Pirtle

Algenita Davis

Absent

Martha Stein

Absent

Eileen Subinsky

Blake Tart III

Shaukat Zakaria

Mark Mooney for

James Noack

Richard Stolleis for

The Honorable Grady Prestage

Raymond Anderson for

The Honorable Ed Emmett

### EXOFFICIO MEMBERS

Carol A. Lewis

Daniel W. Krueger, P.E.

## DIRECTOR'S REPORT

The Director's Report was given by Patrick Walsh, Interim Director, Planning and Development Department.

## APPROVAL OF THE DECEMBER 19, 2013 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the December 5, 2013 Planning Commission meeting minutes.

Motion: **Tartt** Second: **Brave** Vote: **Carries** Abstaining: **Porras-Pirtle and Subinsky**

### I. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 6, 2014 REGARDING THE DRAFT ADDRESSING ORDINANCE

Information about the draft Addressing Ordinance was presented by Michael Kramer, Assistant Director, Planning and Development Department.

### II. PLATTING ACTIVITY (Consent items A and B, 1- 89)

Item **51** was changed from approve to defer. Items removed for separate consideration: **4, 7, 26, 27, 43, 47, 49, 52, 53, 54, 55, 58, and 60.**

Staff recommendation: Approve staff's recommendations for items **1 – 96** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 96** subject to the CPC 101 form conditions.

Motion: **Clark** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

**Commissioners Alleman, Clark, Edminster, and Porras-Pirtle abstained and left the room.**

Staff recommendation: Approve staff's recommendation to approve items **4, 7, 26, 27, 43, 47, 49, 52, 53, 54, 55, 58, and 60** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **4, 7, 26, 27, 43, 47, 49, 52, 53, 54, 55, 58, and 60** subject to the CPC 101 form conditions.

Motion: **Subinsky** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**Commissioners Alleman, Clark, Edminster, and Porras-Pirtle returned.**

## C PUBLIC HEARINGS

### 90 Craig Woods partial replat no 1 C3N Defer

Staff recommendation: Defer the plat for two weeks to allow time for applicant to provide revised information and continue the public hearing at that time.

Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised information and continue the public hearing at that time.

Motion: **Edminster** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

### 91 Kerrs Ferndale Addition partial replat noe 1 C3N Approve

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Motion: **Garza** Second: **Nelson** Vote: **Carries** Abstaining: **Tartt**

Speakers for item 91: Bill Sharman, Phyllis Tucker, Mary Gruber, Donna Brown, Chavlos Tucker, Bonnie Eubanks, Linda Glover, Jas A. Gundry, and Carol Barden- opposed; Francisco Uzcategui and Alexander Nizini- supportive; Mary Deihl- no position stated; Richard Smith and Gerald Wilson, Public Works and Engineering Department

- 92 Mayfair Addition partial replat no 1 C3N Defer**  
 Staff recommendation: Defer the plat for two weeks for further study and review and to allow time for applicant to provide revised information and continue the public hearing at that time.  
 Commission action: Deferred the plat for two weeks to allow time for applicant to provide revised information and continue the public hearing at that time.  
 Motion: **Porras-Pirtle** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**
- 93 Plainview Addition partial replat no 1 C3N Approve**  
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
 Commission action: Approved the plat subject to the CPC 101 form conditions.  
 Motion: **Clark** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**
- 94 Plainview Second Addition partial replat no 4 C3N Approve**  
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
 Commission action: Approved the plat subject to the CPC 101 form conditions.  
 Motion: **Garza** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**
- 95 Rooftops on Summer Street C3N Approve**  
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
 Commission action: Approved the plat subject to the CPC 101 form conditions.  
 Motion: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 96 West Lane Annex partial replat no 2 C3N Approve**  
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
 Commission action: Approved the plat subject to the CPC 101 form conditions.  
 Motion: **Alleman** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 97 Westhaven Estates Sec 1 partial replat no 1 C3N Approve**  
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
 Commission action: Approved the plat subject to the CPC 101 form conditions.  
 Motion: **Porras-Pirtle** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

**D VARIANCES**

**Commissioner Alleman abstained and left the room.**

- 98 Aldine ISD Compass C2R Approve**  
 Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.  
 Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.  
 Motion: **Jard** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

**Commissioner Alleman returned.**

A recommendation change was made at the podium for items 99 and 100 from approve to defer.

**99 Apache Multipurpose Campus GP GP Defer**  
**100 Apache Multipurpose Campus Sec 1 Defer**

Staff recommendation: Defer the plat for two weeks at the request of Harris County.

Commission action: Deferred the plat for two weeks at the request of Harris County.

Motion: **Jard** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

**Items 102, 104, 105, and 11 were taken together at this time with staff requesting a two week deferral on all items.**

**102 Bauer Trails replat no 1 C3R Defer**  
**104 Grovewood Manor Sec 1 C2 Defer**  
**105 Harris County Forensic Center C2R Defer**  
**111 Vintage Creek GP GP Defer**

Staff recommendation: Defer the plats for two weeks for the reasons stated.

Commission action: Deferred the plats for two weeks for the reasons stated.

Motion: **Jard** Second: **Bohan** Vote: **Carries** Abstaining: **Anderson**

**on item 105**

**101 Azalea District Sec 1 C3P Approve**

Staff recommendation: Deny the requested variance and approve the plat subject to the CPC 101 form conditions.

Commission action: Denied the requested variance and approved the plat subject to the CPC 101 form conditions.

Motion: **Jard** Second: **Tartt** Vote: **Carries** Abstaining: **None**  
Opposed: **Mooney**

**103 Geotech Engineering and Testing Facility C2 Approve**

Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.

Motion: **Garza** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

**106 Intercontinental Business Park GP GP Approve**

Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

**107 Midtown Alameda C2R Approve**

Staff recommendation: Grant the requested variances and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variances and approved the plat subject to the CPC 101 form conditions.

Motion: **Edminster** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**108 Rossalyn Center C2R Withdrawn**

**109 Shady Acres partial replat no 10 C3R Approve**

Staff recommendation: Deny the requested variance and approve the plat subject to the CPC 101 form conditions.

Commission action: Denied the requested variance and approved the plat subject to the CPC 101 form conditions.

Motion: **Zakaria** Second: **Garza** Vote: **Carries** Abstaining: **None**

Opposed: **Porras-Pirtle**

Speakers for item 109: Stan Winters- applicant; Richard Smith, Managing Engineer, Public Works and Engineering Department

**110 Sheldon Road Travel Center Parking C2R Approve**

Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.

Motion: **Edminster** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**112 Westhaven Estates Sec 2 partial replat no 2 C2R Approve**

Staff recommendation: Grant the requested variances and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variances and approved the plat subject to the CPC 101 form conditions.

Motion: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**E SPECIAL EXCEPTIONS  
NONE**

**F RECONSIDERATION OF REQUIREMENTS  
NONE**

**G ADMINISTRATIVE  
NONE**

**H DEVELOPMENT PLAT VARIANCE**

**113 301 W 6<sup>th</sup> Street DPV Approve**

Staff recommendation: Grant a 10' BL for the proposed residence with condition that applicant must provide a minimum 5' wide sidewalk along public ROW and 2-3" caliper street trees and a lot with pedestrian access from the W 6<sup>th</sup> street side into the residence and any fence on the property must be a decorative fence.

Commission action: Granted a 10' BL for the proposed residence with condition that applicant must provide a minimum 5' wide sidewalk along public ROW and 2-3" caliper street trees and a lot with pedestrian access from the W 6<sup>th</sup> street side into the residence and any fence on the property must be a decorative fence.

Motion: **Clark** Second: **Brave** Vote: **Unanimous** Abstaining: **None**

**114 307 W 6<sup>th</sup> Street**

**DPV**

**Defer**

Staff recommendation: Grant a 10' BL for the proposed residence with condition that applicant must provide a minimum 5' wide sidewalk along public ROW and 2-3" caliper street trees and a lot with pedestrian access from the W 6<sup>th</sup> street side into the residence and any fence on the property must be a decorative fence.

Commission action: Granted a 10' BL for the proposed residence with condition that applicant must provide a minimum 5' wide sidewalk along public ROW and 2-3" caliper street trees and a lot with pedestrian access from the W 6<sup>th</sup> street side into the residence and any fence on the property must be a decorative fence.

Motion: **Clark**

Second: **Subinsky**

Vote: **Unanimous**

Abstaining: **None**

**I Certificates of Compliance and J Extensions of Approval and Name Changes were taken together at this time.**

**I CERTIFICATES OF COMPLIANCE**

**115 27555 Peach Creek Drive**

**COC**

**Approve**

**116 27537 Peach Creek Drive**

**COC**

**Approve**

**J EXTENSIONS OF APPROVAL AND NAME CHANGES**

**117 Cypress Station RV Parking Subdivision**

**EOA**

**Approve**

**118 Gilbert Commercial Estates Subdivision**

**EOA**

**Approve**

**119 Greens Beltway Industrial Subdivision**

**EOA**

**Approve**

**120 Precision Pro Subdivision**

**EOA**

**Approve**

**121 West Road Business Park Subdivision**

**EOA**

**Approve**

**122 Cypress Fairbanks ISD Educational Facility**

**NC**

**Approve**

Staff recommendation: Approve staff's recommendation for items **117-122**.

Commission action: Approved staff's recommendation for items **117-122**.

Motion: **Brave**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

**III. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 9, 2014**

**a. Barker Village Sec 2 partial replat no 1**

**b. Broad Oaks partial replat no 5**

**c. Hollywood Gardens partial replat no 1**

**d. Ingersoll Addition**

**e. Meyers First Addition partial replat no 1 partial replat no 1**

**f. Strathmore Park partial replat no 1**

**g. Westbury South partial replat no 1**

**h. Wimbledon Falls Sec 6 partial replat no 1**

Staff recommendation: Establish a public hearing date of February 6, 2014 for items **III a-h**.

Commission action: Established a public hearing date of February 6, 2014 for items **III a-h**.

Motion: **Alleman**

Second: **Bohan**

Vote: **Unanimous**

Abstaining: **None**

**IV. CONSIDERATION FOR A LANDSCAPE VARIANCE FOR A PROPERTY LOCATED AT 11120 NORTHWEST FREEWAY**

Withdrawn by the applicant.

**V. CONSIDERATION OF AN APPEAL OF THE DECISION OF THE HOUSTON ARCHEOLOGICAL AND HISTORICAL COMMISSION ON DECEMBER 12, 2013 FOR A CERTIFICATE OF APPROPRIATENESS FOR 1815 CORTLANDT STREET IN HOUSTON HEIGHTS HISTORIC DISTRICT EAST**

Staff recommendation: No recommendation given.

Commission action: Upheld the decision of the HAHC to deny a Certificate of Appropriateness for 1815 Cortlandt Street in Houston Heights Historic District East.

Motion: **Garza** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**  
Speakers for item V: Chris Waterman and Michael MacFarlane– supportive of appeal

**VI. EXCUSE THE ABSENCE OF COMMISSIONER(S)**

No absences to be excused

**VII. PUBLIC COMMENT**

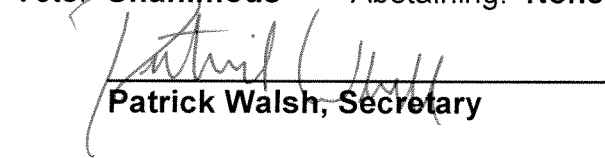
**NONE**

**VIII. ADJOURNMENT**

There being no further business brought before the Commission Chair, Mark Kilkenny adjourned the meeting at 4:47 p.m.

Motion: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

  
\_\_\_\_\_  
Mark Kilkenny, Chair

  
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Patrick Walsh, Secretary